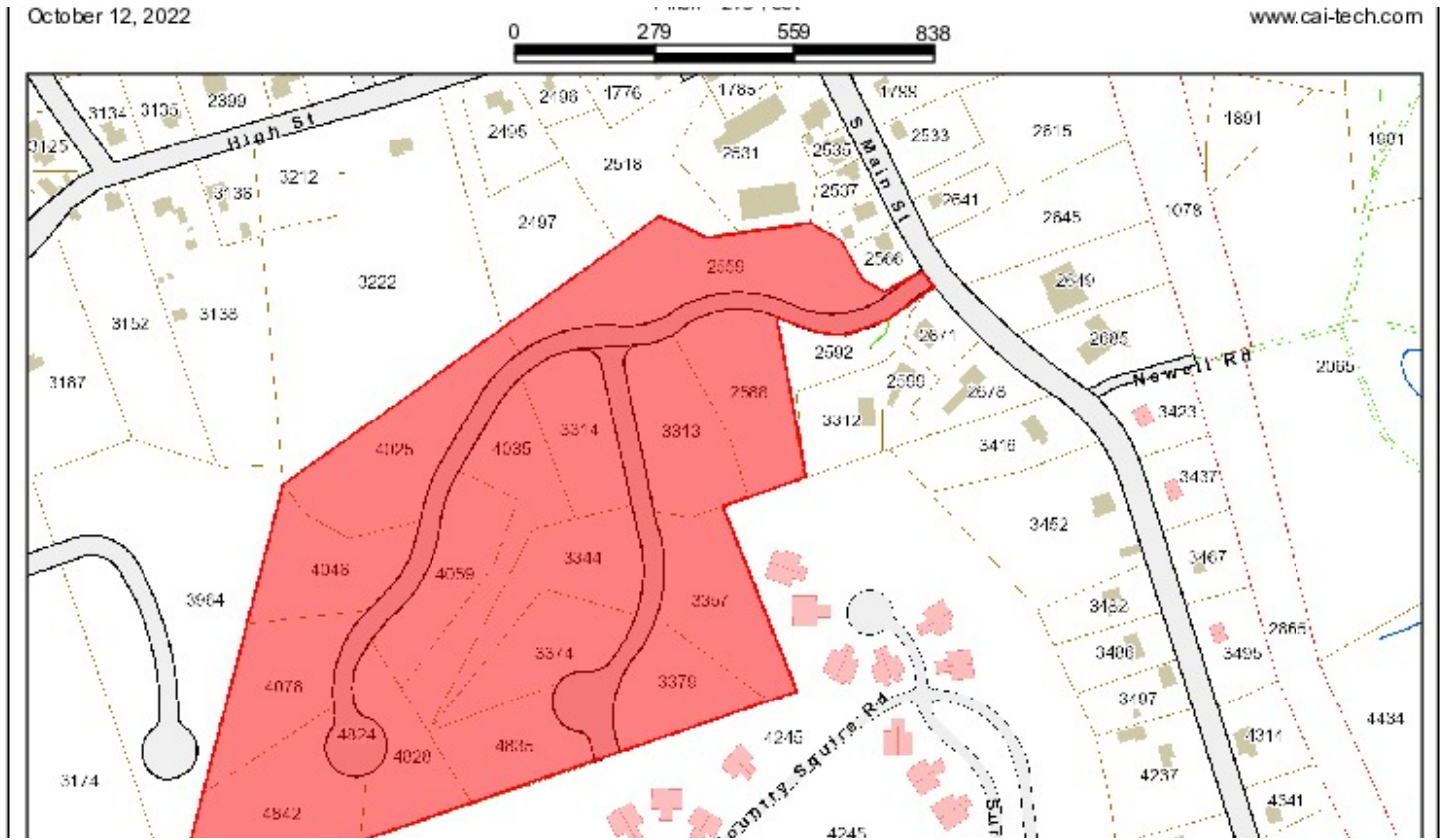


24 Road AHR

24 Road AHR | Uxbridge, MA 01569



Land for sale

PROPERTY DESCRIPTION

23 +/- Acres of residential zoned developable land located off of South Main St (RT 122). The land is in an Age Restricted Overlay District that allows for construction of townhouse style, duplex and triplex housing for persons age 55+. Great development opportunity! Town water and sewer, along with electricity is available at the street. Attached concept plan shows how 40 units could be laid out on the site. Land is mostly high and dry with some wetlands. No recent site engineering has been done. Buyers to perform their own due diligence.

PROPERTY HIGHLIGHTS

- 23 +/- Acres of developable land
- Zoning in place for an Age 55+ Community
- Water, Sewer and Electricity access at the street

OFFERING SUMMARY

Sale Price:	\$450,000
Available SF:	
Lot Size:	23 Acres
Price / Acre:	\$19,565
Zoning:	Res 3

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	381	4,857	14,940
Total Population	881	12,302	36,910
Average HH Income	\$113,201	\$115,095	\$105,794

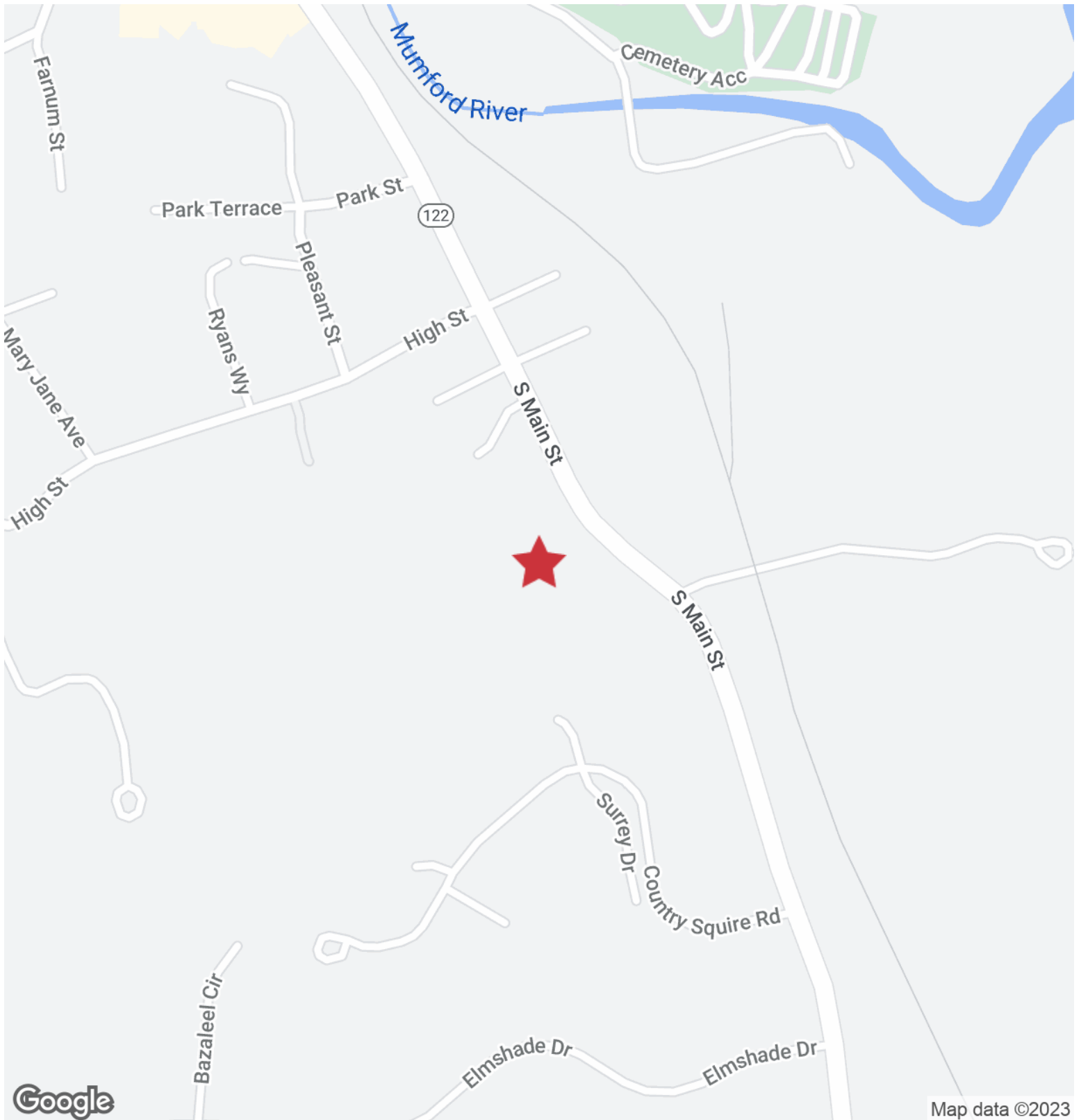
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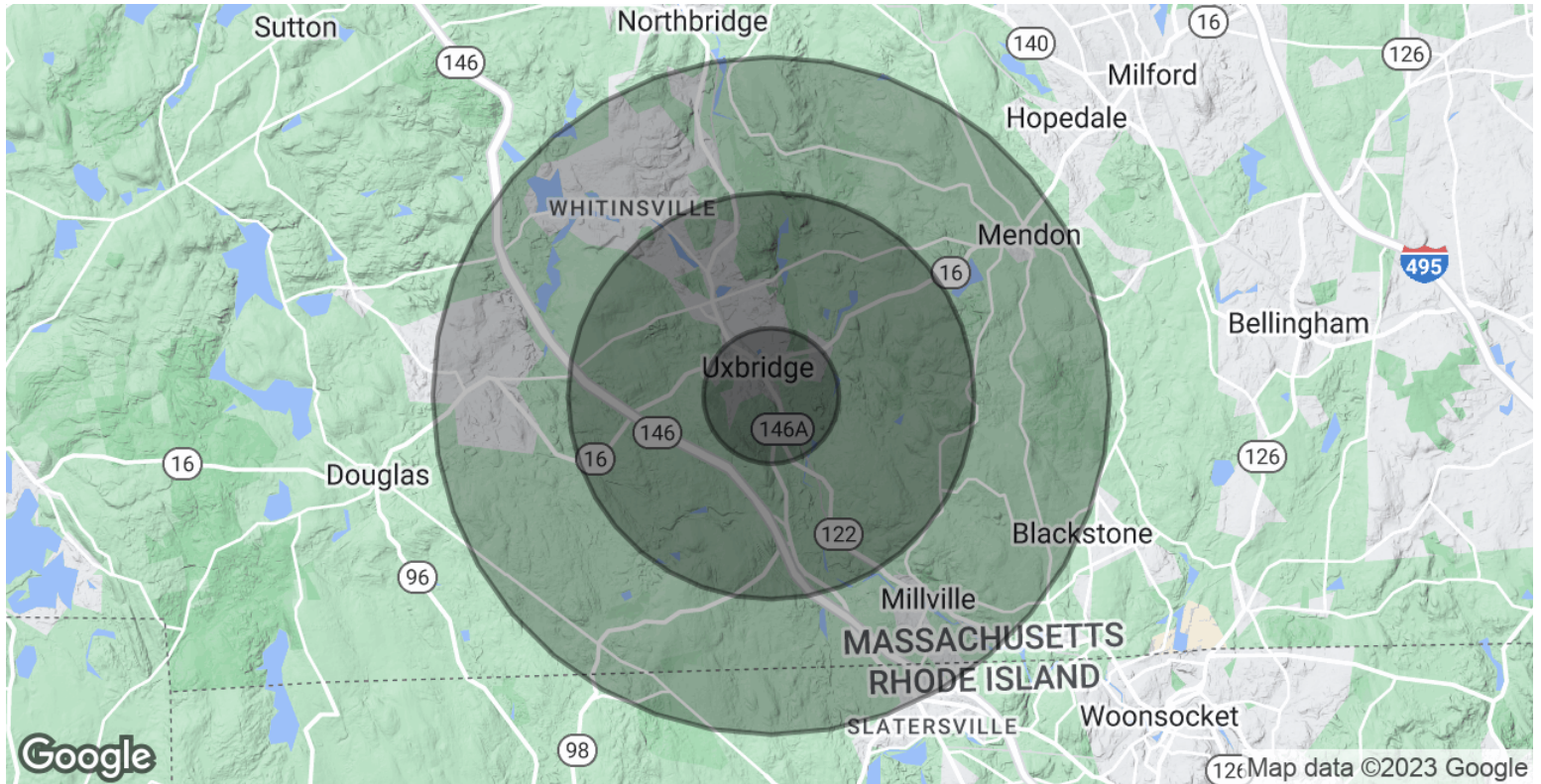
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	881	12,302	36,910
Average Age	45.7	42.4	42.6
Average Age (Male)	36.2	38.2	39.6
Average Age (Female)	52.7	45.6	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	381	4,857	14,940
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$113,201	\$115,095	\$105,794
Average House Value	\$354,259	\$334,821	\$330,189

* Demographic data derived from 2020 ACS - US Census